

**GENEROUS INCENTIVES  
AVAILABLE**

**TO LET**

# DEEBRIDGE HOUSE

Bridge of Dee, Aberdeen

## PRESTIGIOUS OFFICE OPPORTUNITY

Suites from 185.5 sq.m. (1,996 sq.ft)  
– 841.4 sq.m. (9,056 sq.ft)



# DEEBRIDGE HOUSE

AN **AWARD WINNING** OFFICE DEVELOPMENT PROVIDING **GRADE A** OPEN PLAN OFFICE ACCOMMODATION OF THE **HIGHEST QUALITY**.

## LOCATION

Deebridge House offers occupiers a unique location at the Southern Gateway to Aberdeen. Situated at the Bridge of Dee roundabout, Deebridge House offers unrivalled profile and easy accessibility to all parts of the city and trunk road network. The exact location is shown on the plan below which has been provided for indicative purposes only.



## DESCRIPTION

Deebridge House is an award winning office development providing Grade A open plan office accommodation of the highest quality. The accommodation benefits from the following specification:

- Metal raised access floors
- Comfort cooling throughout
- Unique circular floor plate
- LG3 light fittings
- Passenger lift
- DDA compliant
- Low noise environment
- 20 parking spaces

360  
VIRTUAL  
TOUR

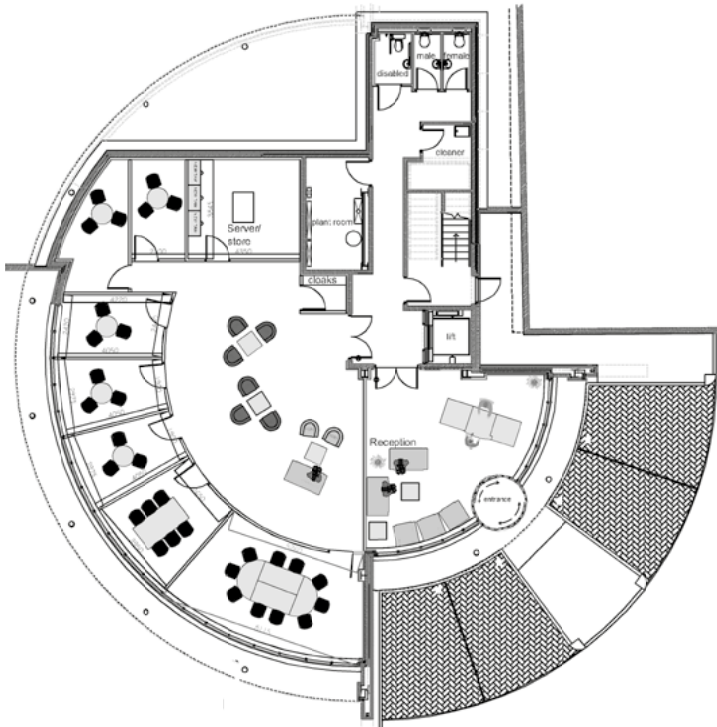




## FLOOR AREAS

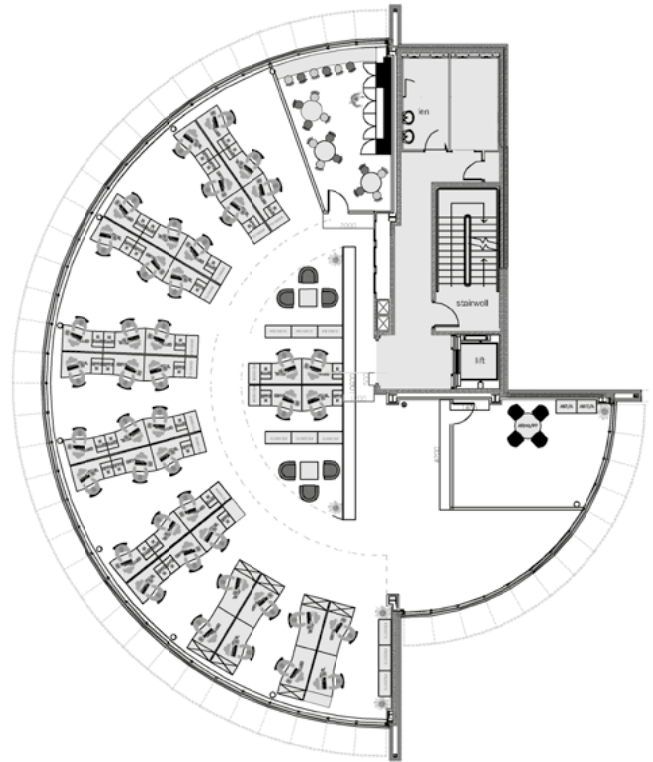
### GROUND FLOOR

185.5 sq.m (1,996 sq.ft)



### FIRST & SECOND FLOORS

328 sq.m (3,530 sq.ft) - per floor



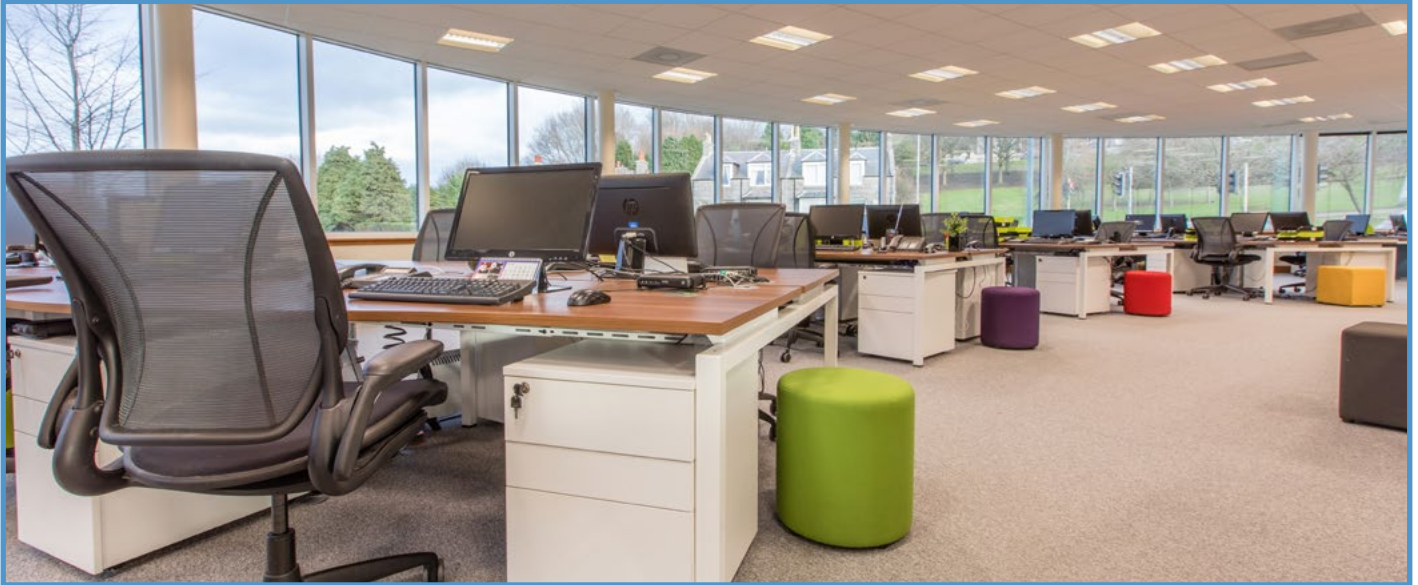
Limited Use Areas 26.4 sq.m (284 sq.ft)

Measured in accordance with International Property Measurement Standards 3 – Offices.



# DEEBRIDGE HOUSE

Bridge of Dee, Aberdeen



## LEASE TERMS

The building is held on a Full Repairing and Insuring lease until 27th June 2023. It is our clients intention to assign their interest or sub-let the building until the end of the head-lease although consideration will be given to subleases of a shorter term and on a floor by floor basis.

## RENT

£202,750 per annum exc VAT.

## SERVICE CHARGE

Any incoming occupier will be responsible for payment of a service charge in relation to maintenance, servicing and management of common parts.

## ENERGY PERFORMANCE CERTIFICATE

D+. A copy of the Energy Performance Certificate is available upon request.

## RATEABLE VALUE

The building has a combined rateable value of £165,000. The current split is:

Ground and first floors: £101,000

Second floor: £64,000

Any incoming party would have the ability to appeal the Rateable Value.

## VAT

VAT will be payable in addition to all monies due under the lease.

## LEGAL COSTS

Each party will be responsible for their own legal costs in documenting the transaction. The sub-tenant will be responsible for any LBTT and Registration dues.

## VIEWING

Strictly through the joint letting agents.



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